



Peacock Court
Yeadon

Asking Price £140,000

ManningStainton
helping people move



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Yeadon

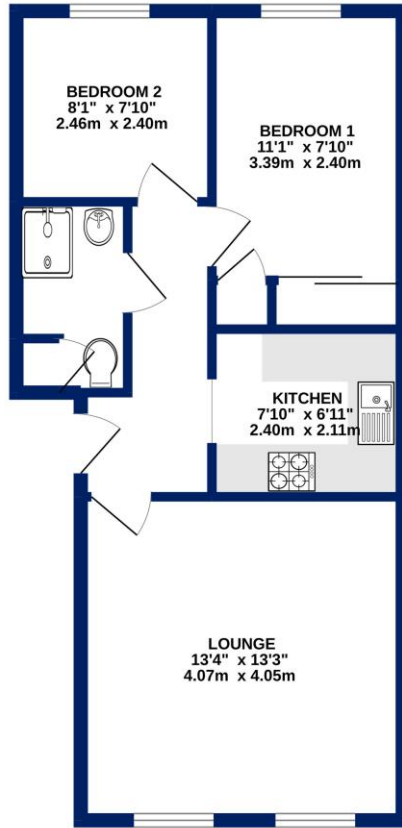
COMPLETE CHAIN First floor apartment with ALLOCATED PARKING close to YEADON HIGH STREET and YEADON TARN!

The accommodation includes an entrance hall, lounge, separate kitchen, bathroom and two bedrooms, master with fitted wardrobes. Externally the property comes with one allocated parking space.

Yeadon's wealth of local amenities include highly regarded schools, local shops on the high street, including Morrison's Supermarket, pleasant walks around Yeadon Tarn which is also a boating lake and other recreational facilities, Nunroyd Park. There is also neighbouring Horsforth and Guiseley town centres with an array of shops, businesses and retail parks. There are the train stations at Apperley Bridge which offers link to Leeds, Bradford and Ilkley. Further, for the commuter, there is the A65 and Harrogate Road (A658).



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



PEACOCK COURT
TOTAL FLOOR AREA: 486 sq.ft. (45.1 sq.m.) approx.
plan not to scale - strictly for identification purposes only
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LEASEHOLD INFORMATION

Service Charge: £675
Ground Rent: £25
Years remaining: 972

*Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

Council Tax Band: B

Viewing

By appointment only through our Guiseley branch

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

